

MEMORANDUM

To : Mr A Banks, Planning Services, Blueschool House - H31
From : Mrs Ruth Jackson rjackson@herefordshire.gov.uk
Tel : 01432 26359 Your Ref : 161189
Date : 24 May 2016

APPLICATION NO & SITE ADDRESS: 161189 - Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL
APPLICATION TYPE: Outline
DESCRIPTION: Residential development to create fifteen dwellings, a mix of affordable and market housing.
GRID REFERENCE: OS 347191, 256541
APPLICANT: Mr Roger Duggan
WEBSITE: www.herefordshire.gov.uk/searchplanningapplications

NAME:

JOB TITLE:

COMPANY:

DATE RETURNED:

Core Strategy Policies OS1: Requirement for open space, sport and recreation facilities and OS2: Meeting open space and recreation needs. In accordance with Core Strategy OS1 and OS2, open space provision will be sought from all new residential development and considered on a site by site basis in accordance with all applicable set standards of quantity, quality and accessibility. In this instance, where on-site provision is not appropriate off-site contributions may be sought on an equally beneficial basis for the local community. Applicable standards are in accordance with evidence bases which in this case include:

- Herefordshire Rights of Way Improvement Plan (ROWIP 2015 draft)
- Herefordshire Play Facilities Study and Investment Plan (2012)
- Leominster Neighbourhood Plan (regulation 16)

Off Site POS: The Design and Access Statement: Design Principals: indicates that the site would include open space and new planting within the layout. It is acknowledged by the applicant that this would assist in “softening” the development and integrating it into its rural surroundings and as such it is shown on the proposals map. Its size is unknown but it looks small and given its location next to the main road I do not consider it could provide usable open space for recreational purposes and on developments of this size I would not normally ask for any on-site provision. To note, future maintenance of this area will need to be considered by the applicant such as a management company. Herefordshire Council now has a policy of non-adoption.

An off-site contribution is asked for in lieu of this. There are no existing open spaces or play areas in Ivington or a need to create a play area in accordance with the Play Facilities Study and Investment Plan and as supported by the emerging Leominster Neighbourhood Plan (Regulation 16) which includes Ivington. Therefore, in the

more rural parishes such as this it is more appropriate to use the off-site contribution towards improving access to the wider countryside via the public rights of way network which can offer informal recreation opportunities. In this instance the proposed development site is next to an existing public right of way which provides access to Ivington common.

This is in accordance with the SPD on Planning Obligations and in support of the Herefordshire Rights of Way Improvement Plan (ROWIP 2015 draft) policy “Structures across Public Rights of Way and the Equalities Act 2010” that states Herefordshire Council is committed to making the network of Public Rights of Way (PROW) in the county as accessible as possible to all legitimate users.

The contribution is therefore requested to be used in support of ROWIP Statement and Actions IM4 and IM5 to improve access to the local Rights of Way network through appropriate works such as replacing stiles with “access for all” gates, way marking and creating safe surfaces for all users. These works will be coordinated by the Council’s public realm contractor responsible for the Rights of Way network.

The contribution is asked for from market housing only and in accordance with the SPD on Planning Obligations as follows:

4+ bed: £386 x 6

Total: **£2,316**